## DECISION GRAFTON PLANNING BOARD

## SPECIAL PERMIT (SP 2015-13) & SITE PLAN APPROVAL Construct a Solar Electric Generating Facility

207 Providence Road, Grafton, MA Clean Energy Collective (CEC) Solar #1056 LLC (Applicant) Robert & Karen Kell (Owner)

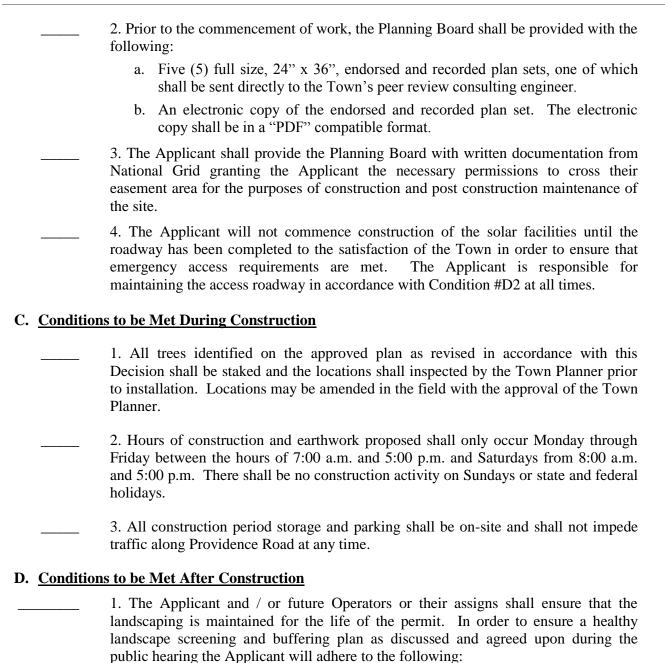
Approved January 11, 2016

## **DECISION CHECKLIST**

Only those items requiring action are listed. See the Decision for the full set of conditions.

A.	. Standard Conditions	
	has the	his Special Permit and Site Plan Approval shall not take effect until the Decision been recorded at the Worcester District Registry of Deeds (WDRD) and provided Planning Board and the Building Department with a copy of such recording, uding the WDRD Book and Page Number and/or Instrument Number.
B.	. Conditions to be Met Prior to the Start of Construction	

- 1. Prior to the issuance of the a building permit, the Applicant shall submit a final plan set to be reviewed and approved by the Planning Board or its Agent to include:
  - a. The Conditions set forth in this Decision shall be inscribed on a sheet of the Plans suitable for recording at the Worcester District Registry of Deeds.
  - b. Revised drawing and details to reflect changes to the fencing material and visual screening / landscaping plan as agreed upon during the public hearing (see FINDING #F8). All changes shall be approved in advance
    - Additional trees on the northeastern side of the site for better screening
    - Fencing along the northern portion of the site will be black vinyl coated
    - o Horizontal cross bars for the fence will be removed
  - c. Additional details shall be added to include the requirement to provide the site access gates with an emergency access system preferred by the Grafton Fire Department, typically in the form of Knox Boxes. The Applicant shall coordinate with the Fire Department in advance of revising the plan set to ensure they comply with Town standards and requirements. The Applicant shall receive written approval from the Fire Department that the Applicant has satisfied their requirements. A copy of the written approval shall be submitted to the Planning Board.
  - d. Additional details shall be added to require that site fencing is to be clearly and adequately posted with "No Trespassing" signage. The Applicant will submit a "No Trespass" letter to the Grafton Police Department.



- Ensure that the plant material is maintained properly especially during the first three years after installation.
- Replace any plant material that fail to thrive either through death or disease in a timely manner. Replacement material shall be in kind. Any change in plant material must be approved by the Board or its Agent.
- Regular Inspections the Planning Board or its Agent reserves the right to inspect the site, with particular attention to the landscaping, to ensure continued compliance with this Special Permit and Site Plan Approval.

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• Maintain the landscaping and fencing in perpetuity regardless of ownership of the site or management of the facility.

2. The access road, gate and security facilities shall be maintained at all times to the satisfaction of the Grafton Fire and Grafton Police departments to ensure that emergency service providers will have adequate access and maneuverability at all times. The emergency access road must be and remain a minimum width of 20 feet as shown on the plans (see EXHIBIT #14). The access road will be maintained at all times to ensure proper emergency service access including but not limited to snow removal and to ensure that emergency vehicles can travel completely around the back of the solar farm at all times.